

**Delhi Development Authority**  
**PM-UDAY Cell, Vikas Sadan, INA,**  
**New Delhi-110023**

F.No. LM/PM/0011/2021/UDAY/POL/PT-1/460

Date: 10/11/2021

**OFFICE ORDER**

Whereas, under the PM-UDAY Scheme and Regulations, CD/AS are being issued by the designated authorities on the basis of documents, information and affidavits/undertakings submitted by the applicant on PM-UDAY portal and the same are taken on face value.

And whereas, number of cases have been reported wherein the applicants have given false/incorrect/incomplete information and CD/AS gets issued in bona-fide belief that such information is correct. Particularly, in many cases the applicant incorrectly declares the status of land (Govt/private) and some CD/AS get issued in deviation of Regulation due to incorrect information supplied.

And whereas, Regulation 5(12) of National Capital Territory of Delhi (Recognition of Property Rights of Residents in Unauthorized Colonies) Regulations, 2019 states:

*“(12) In case any dispute arises in respect of conferment of rights under these regulations, the aggrieved person may make a representation to the Delhi Development Authority, and upon receiving such representation, the Delhi Development Authority may, within a period of ninety days from the receipt of such representation and after hearing the parties, pass such order as it deems fit.”*

And whereas, in order to rectify such bona-fide errors, as and when any reference/ representation in this regard is received, by the concerned Designated Authority (ASO/AD/DD) or suo moto such fact comes to the notice, the following procedure shall be followed to cancel / decide further course on such irregular CD/AS that have been issued:

Accordingly, the following SOP has been formulated to deal with the cases related to cancellation of AS/CD:

**Step 1: Opportunity of being heard to be given to aggrieved party.**

- a. Concerned Dy. Director shall request the concerned Sub Registrar to not register any further sale/ purchase in respect of such property wherein AS/ CD has been issued by PM-UDAY Cell and a representation/ reference has been received from the land owning department/ agency.
- b. A Show Cause Notice (SCN) to be issued by Dy. Director of concerned processing center under PM-UDAY on receipt of representation/ suo-moto.
- c. Hearing to be conducted by Dy. Director of concerned processing center who will then submit the facts of the matter and recommendations to concerned Director.
- d. If the CD/AS was issued with the approval of Dy. Director, then director will decide whether the matter to be closed or the process for cancellation of CD/AS is to be initiated. If the CD/AS was issued with the approval of Director, then the matter will be referred to Commissioner (PM-UDAY) who will decide whether the matter is to be closed or the process for cancellation of CS/AS is to be initiated.
- e. If matter is to be closed, then the concerned Dy. Director will pass an order accordingly. If it has been directed to process the matter for cancellation, then

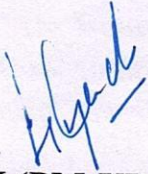


the concerned Dy. Director shall process the matter again for cancellation of CD/AS. The procedure is mentioned in Step 2.

**Step 2: Approval for cancellation of CD/AS issued under PM-UDAY Cell, DDA**

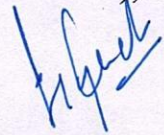
- a. The concerned Dy. Director will initiate file for the cancellation of CD/AS with all the facts and relevant records.
- b. In case of AS, the approval for cancellation shall be granted by Commissioner (PM-UDAY). In case of CD, the approval for cancellation shall be granted by Principal Commissioner/Member.
- c. In case of AS, Cancellation order shall be signed by Director and in case of CD, Cancellation order shall be signed by Commissioner (PM-UDAY).
- d. After such approval, the following actions shall be taken:
  - i. The aggrieved department/person shall be informed to proceed as per law for cancellation of CD/AS.
  - ii. The concerned Sub Registrar shall also be requested to not register any further sale/ purchase in respect of such property wherein AS/ CD has been cancelled by PM-UDAY Cell.

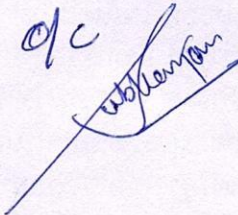
The issues with the prior approval of Vice Chairman, DDA.

  
**Dy. Director-I (PM-UDAY)/HQ**

Copy for information to:

1. OSD to VC, DDA.
2. PS to Commissioner (PM-UDAY), DDA.
3. PS to Director-I/II/III (PM-UDAY), DDA
4. Dy. Director (PC-101/102/103/104/105/106/107/108/109/110), DDA.

  
**Dy. Director-I (PM-UDAY)/HQ**

  
d/c  
